

WARRANTY DEED

67-26

#14800

KNOW ALL MEN BY THESE PRESENTS, THAT, I, James A. McBrady,
of Portland, County of Cumberland and State of Maine,

029036
in consideration of One Dollar (\$1.00) and other valuable
consideration paid by Dixon Construction, Inc.

whose mailing address is 257 Bellsqueeze Road
Benton, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby GIVE,

GRANT, BARGAIN, SELL AND CONVEY unto the said Dixon
Construction, Inc., its successors and assigns forever,

A certain lot or parcel of land, with the buildings thereon,
situated in the Town of Waterville, located on Pleasant Hill
Drive, in the County of Kennebec, and State of Maine, bounded and
described as follows:

Beginning at an iron pin marking the most Northerly point of
Lot 56; thence heading S 60 degrees 14' 01" E 75.00' (Seventy-
five and no one hundredths feet) along Pleasant Hill Drive right-
of-way to an iron pin marking beginning point of curve. Thence
heading along curved Pleasant Hill Drive right-of-way 255.08'
(Two hundred fifty-five and eighty one hundredths feet) to an
iron pin marking the most Southerly point of said Lot 56, curve
radius 120.00' (One hundred twenty and no one hundredths feet) on
property line; thence heading N 65 degrees 39' 26" W 177.77' (One
hundred seventy-seven and seventy-seven one hundredths feet)
along Lot 55 to an iron pin marking the most Westerly point of
said Lot 56; thence heading N 29 degrees 45' 59" E 200.00' (Two
hundred and no one hundredths feet) along Lot 57 to the beginning
pin.

The above description meaning and intending to describe said Lot
56 as per recorded Subdivision Plan entitled Ridge Road
Development and recorded June 22, 1977 in the Kennebec Registry
of Deeds File Number D-7661-15 as revised by Plan recorded in
Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is subject to all restrictions and covenants of
record including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of
way and zoning restrictions of record.

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TO HAVE AND TO HOLD the aforegranted and bargained premises,
with all the privileges and appurtenances thereof, to the said
Dixon Construction, Inc., its successors heirs and assigns, to
them and their own use and behoof forever,
AND I do COVENANT with the said Grantee, its successors and
assigns, that I am lawfully seized if fee of the premises, that
the premises are free of all encumbrances, except as aforesaid;
that I have good right to sell and convey the same to the said
Grantee to hold as aforesaid; and,
That I and my heirs shall and will WARRANT AND DEFEND the same
to the said Grantee, its successors and assigns forever, against
the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady,
relinquishing and conveying all rights by descent and all other
rights to the above described premises, have hereunto set my
hand and seal this 29th day of the month of September, A.D.
1992.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

George Davis
WITNESS

James A. McBrady
JAMES A. MCBRADY

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

September 29, 1992.

Then personally appeared the above named James A. McBrady
and acknowledged the foregoing instrument to be his free act and
deed.

Before Me,

George Davis GEORGE DAVIS
Notary Public/Attorney at Law

(Typed Name of Person Taking Acknowledgment)

MY COMMISSION EXPIRES

NOVEMBER 17, 1992

SEAL

RECEIVED KENNEBEC SS.
1992 OCT 16 AM 9:00

ATTEST: Norma B. Moore
REGISTER OF DEEDS